



Building Smart Growth - A Developers Perspective



Sacramento,
CA

Local
Government
Commission

6/24/05



A Flawed Model





Places where you only *work*



Places where you only *shop*





Places where you only live



Places where.....





All connected with the ***Only Road***



Regrettable Places Built with Great Precision





With a some unintended consequences.....









The power of specialization.....





The best we can hope for.....



Porch Envy





Build Smart Growth? A day at the beach.....

- Market Considerations
- Financing
- Project Planning & Entitlement
- Engineering
- Construction
- Sales & Marketing



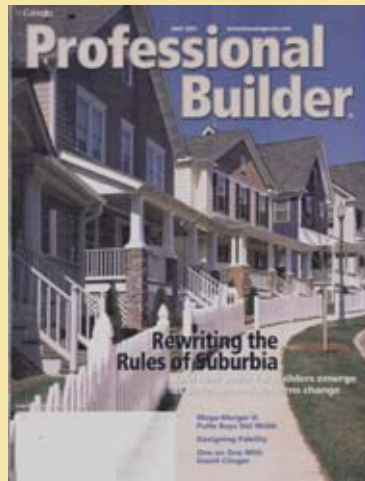
Brave souls doing obvious things

- Get the garage off the front of the house.
- Create private back yards and side-yards.
- Mix house types and densities.
- Form the street as an amenity.
- Design in the form of a neighborhood.





Builders know something's going on.





Real numbers are in now.







You can own
a home,
yes, you.



First Time Home Loans.
Low Rates, Flexible Options.

the
power
of **yes!**

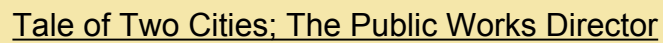
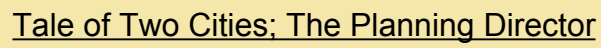


Easy Home Loans from Washington Mutual



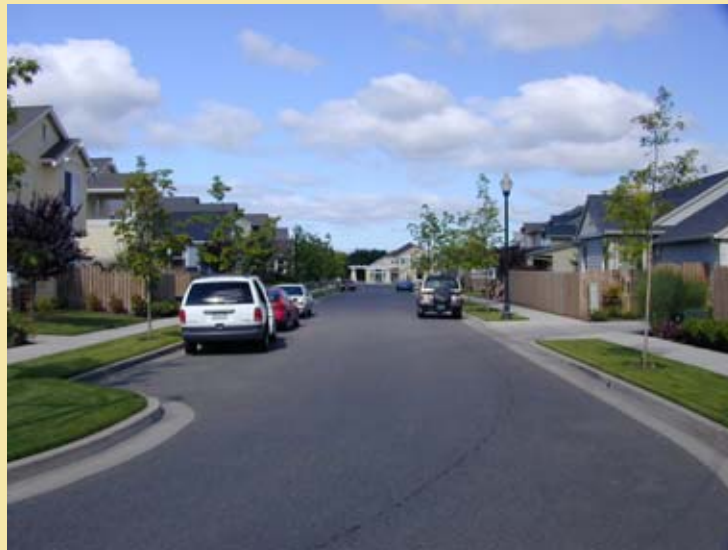
If you've got
the house,
we've got the loan.





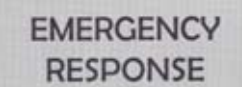
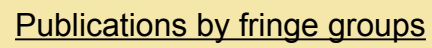


The End of Civilization: 26 ft parking 2 sides



Exotic forms of new construction





HEALTHY STREETS AND TRAFFIC CALMING

BY IAN BURTON
WALKABLE COMMUNITIES
AND THE LOCAL GOVERNMENT COMMISSION
CENTER FOR LIVABLE COMMUNITIES





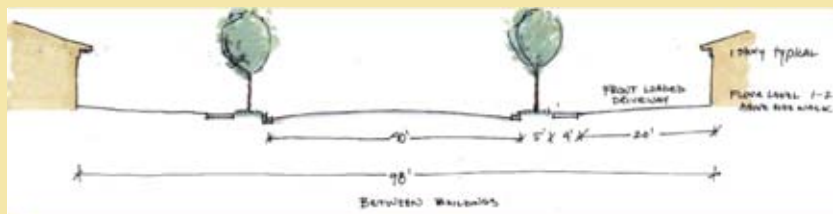
20 acre Greenfield Project



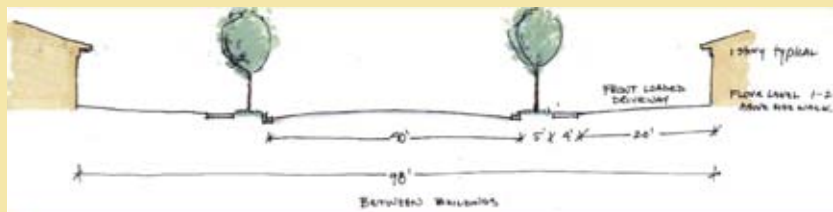
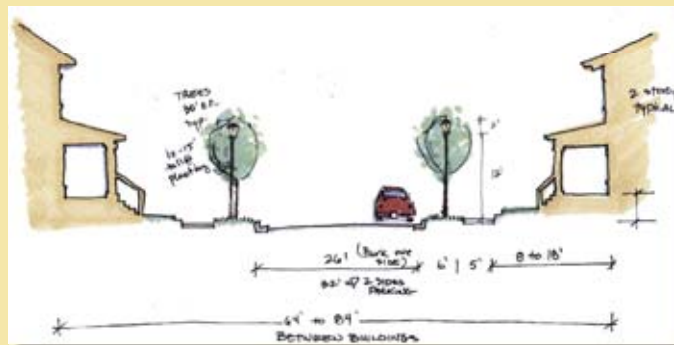
20 Acres - 170 Units







The street as amenity





Uninterrupted Curbs



Architecture with local roots





1360 SF Cottage



1800 SF 3/2 Family House





Basic Foursquare 4/2



3 Sisters





A range of programs and prices



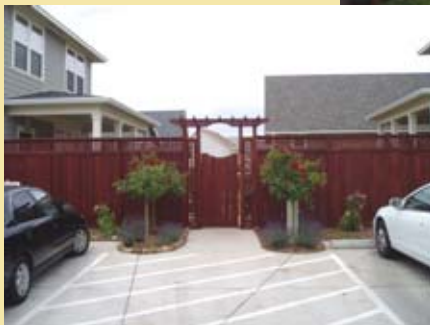
Bungalow Court (23 DUA)





100 feet away.....







535 sf carriage house studio



Fourplex





Mail Pavilion



Current Projects

DOE MILL NEIGHBORHOOD,



MERIAM PARK, CHICO



WESTSIDE PLACE, CHICO



PARKVIEW, REDDING





Redding, CA:
Parkview Avenue



Redding, CA:
Parkview Avenue





Redding, CA:
Parkview Avenue



Redding, CA:
Parkview Avenue





Redding, CA:
Parkview Avenue



Redding, CA:
Parkview Avenue





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